BILL GARRETT, Davidson County
Trans:T20120056713 DEEDWARR
Recvd: 08/01/12 14:20 2 pgs
Fees:13.00 Taxes:343.18
20120801-0068044

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Map/Parcel
042-07-0-A-012.00CO

WARRANTY DEED

FROM:
Alice Ruth Love
726 Heritage Square
Madison, Tennessee 37115

SEND TAX BILLS TO:
Mr. Ernest A. Sircy, Jr.
P.O. Box 192
Madison, TN 37116

NAME & ADDRESS OF NEW OWNER:
Mr. Ernest A. Sircy, Jr.
P.O. Box 192
Madison, TN 37116

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE R. LOVE**, unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot 12 on the Second Revised Plan of Heritage Square, Phase One, as shown by plat of record in Book 5200, Page 282, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.
>
> AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Ernest A. Sircy, Jr., unmarried, dated April 9, 2007, and recorded April 12, 2007 as Instrument Number: 20070412-0043835.
>
> This is improved property known as 726 Heritage Square, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, her successors, heirs and assigns forever.

Grantors covenant that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. Grantor further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 30th day of July, 2012, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

x Alice R Love
ALICE R. LOVE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **ALICE R. LOVE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 30th day of July, 2012.

Ronald B Buchanan
NOTARY PUBLIC

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires: 08/20/2014

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $92,750.00.

E. A. Love, Jr.
Affiant

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me on this the 30th day of July, 2012.

NOTARY PUBLIC
My Comm. Expires: 08/20/2014